

DUE DATE – February 28, 2005

Mortgage Brokers, Lenders, and Servicers Annual Report – Part A for the Year Ended December 31, 2004

WARNING: Failure to file a complete annual report (Part A and Part B) will result in commencement of administrative action against the license or registration.

File the original report Part A. All questions refer only to loans brokered, originated, or serviced under the Mortgage Brokers, Lenders, and Servicers Licensing Act, Public Act 173 of 1987, as amended.

FULL NAME OF LICENSEE OR REGISTRANT	LICENSE/REGISTRATION	
	TYPE	NUMBER

CERTIFICATION

I hereby certify that I have read and knowingly made the statements and representations on Part A and Part B of this report and that each and every such statement and representation is true, accurate and complete to the best of my knowledge and belief. I understand that any false statement, misrepresentation, or fraud in connection with this report may be cause for revocation, suspension, or other disciplinary action against the company's mortgage broker, lender, or servicer license or registration.

Date _____ Signature _____

Title _____

1. Provide the date that Part B of this report was completed and submitted via the OFIS web site _____.
2. Fiscal year-end of the licensee/registrar: _____
3. List the name, title, mailing address, phone number, and facsimile phone number of the contact person to whom correspondence regarding the license/registration should be sent.

Name: _____

Title: _____

Business Ph Nbr: _____

Facsimile Ph Nbr: _____

Mailing Address: _____

FIS 1077 (01/05) Michigan Office of Financial & Insurance Services

Authorized by PA 173 of 1987, as amended. Required for supervisory purposes and the establishment of the annual operating fee.

4. List addresses of all locations where mortgage records are kept.

5. List the names and titles of the licensee/registrant's senior management, including officers and directors if a corporation. Attach additional pages if necessary.

NAME	TITLE

Reminders before mailing Part A of this report

- Part B of this report must be completed and submitted via the OFIS web site.
- Have all pages of the report Part A been completed?
- Has the report Part A been properly signed and dated?
- Submit the original report Part A to OFIS.
- Part A and Part B of the annual report must be filed with OFIS by the February 28, 2005 due date, or it will be subject to a penalty of \$25.00 for each day the report is delinquent.
- The original completed report Part A should be mailed to:
Mortgage and Consumer Finance Section
Office of Financial and Insurance Services
P.O. Box 30220
Lansing, Michigan 48909-7720

For delivery requiring a street address send to:

Mortgage and Consumer Finance Section
Office of Financial and Insurance Services
611 West Ottawa Street Floor 3
Lansing, Michigan 48933



Michigan Department of Labor & Economic Growth

The Department of Labor & Economic Growth will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, political beliefs or disability. If you need help with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this agency.

Visit OFIS online at: www.michigan.gov/ofis

Phone OFIS toll-free at: 1-877-999-6442

DUE DATE – February 28, 2005**Mortgage Brokers, Lenders, and Servicers Annual Report - Part B
for the Calendar Year Ended December 31, 2004**

WARNING: Failure to file a complete annual report (Part A and Part B) will result in commencement of administrative action against the license or registration. All questions refer only to loans brokered, originated, or serviced under the Mortgage Brokers, Lenders, and Servicers Licensing Act, Public Act 173 of 1987, as amended.

Any false statement, misrepresentation, or fraud in connection with this report may be cause for revocation, suspension, or other disciplinary action against the company's mortgage broker, lender, or servicer license or registration.

FULL NAME OF LICENSEE OR REGISTRANT		LICENSE OR REGISTRATION	
		TYPE	NUMBER
1. List the Web address and e-mail address for the licensee/registrant			
Send the confirmation to this e-mail address:			
Web address:			
E-mail address for business contact shown on Question 3 of Part A:			
2. Does the licensee/registrant have any branch offices which conduct activities under the Act? <input type="radio"/> Yes <input type="radio"/> No			
If yes, how many?			
NOTE: The information provided in response to the following question will be used to determine the licensee/registrant's operating fee assessment, pursuant to Section 8(3)(b) of the Act, for the licensing year beginning July 1, 2005. The information provided should pertain only to loans secured by Michigan property that are subject to the Act. (Refer to Section 1a(n) of the Act for the definition of mortgage loan.) Including loan secured by property in other states can result in an inappropriately high operating fee assessment. All spaces must be completed; indicate "0" if a response does not apply. Failure to provide all of the following information or to submit the annual report by February 28, 2005 may result in a maximum operating fee assessment, and it will subject the licensee/registrant to a penalty for late filing.			
3. For the year ended December 31, 2004, state the NUMBER and WHOLE DOLLAR AMOUNT of:			
a. First mortgage loans brokered during 2004. (The date of loan closing determines the year of the activity. Do NOT include here a loan that closed in the name of the licensee/registrant.)	#	\$	
b. First mortgage loans closed in the name of the licensee/registrant during 2004.	#	\$	
c. First mortgage loans <u>served</u> by the licensee/registrant as of December 31, 2004, including those serviced on behalf of another.	#	\$	
4. Does the licensee/registrant have written policies and procedures in place for quality control regarding mortgage loans? <input type="radio"/> Yes <input type="radio"/> No			
If Yes:			
a. Does the quality control program include procedures for fraud detection?	<input type="radio"/> Yes <input type="radio"/> No		

b.	Are periodic reviews conducted to assure compliance with these policies and procedures?	<input type="radio"/> Yes	<input type="radio"/> No
c.	Are reports written regarding these periodic reviews?	<input type="radio"/> Yes	<input type="radio"/> No
5.	During 2004, did the licensee/registrant have its approval with any of the following agencies terminated or revoked?	<input type="radio"/> Yes	<input type="radio"/> No
	If yes, indicate which agencies:	FHLMC	<input type="radio"/>
		FNMA	<input type="radio"/>
		GNMA	<input type="radio"/>
		HUD	<input type="radio"/>
		VA	<input type="radio"/>
6.	During 2004, did the licensee/registrant require consumers to sign a security agreement and/or promissory note for the first mortgage loans, secured by Michigan residential property, prior to all conditions being satisfied to fund the loan, a practice often referred to as conditional or accommodation loan closings?	<input type="radio"/> Yes	<input type="radio"/> No
7.	During 2004, was the licensee/registrant affiliated with any settlement service provider?	<input type="radio"/> Yes	<input type="radio"/> No
	If yes, indicate whether such affiliate(s) were:		
	Appraisal company	<input type="radio"/>	
	Real Estate company	<input type="radio"/>	
	Title Insurance company	<input type="radio"/>	
	Escrow company	<input type="radio"/>	
	Document preparation company	<input type="radio"/>	
	Processing company	<input type="radio"/>	
	Credit repair or other debt management company	<input type="radio"/>	
	Other settlement service provider	<input type="radio"/>	
8.	Did the licensee/registrant repurchase a mortgage loan, pay a settlement in lieu of repurchase, execute an indemnity agreement, or return a yield spread premium to a lender/investor during 2004?	<input type="radio"/> Yes	<input type="radio"/> No
	If yes, how many?		
9.	During 2004, how many loan originators did the licensee/registrant employ who actively solicited Michigan first mortgage loans?		
10.	Does the licensee/registrant report all compensation for its loan originators via W-2?	<input type="radio"/> Yes	<input type="radio"/> No
11.	Does the licensee/registrant employ any loan originators, who are also actively involved in the sale of real estate?	<input type="radio"/> Yes	<input type="radio"/> No
12.	Does the licensee/registrant maintain written policies and procedures regarding fees charged to consumers?	<input type="radio"/> Yes	<input type="radio"/> No
13.	During 2004, did the licensee/registrant broker or make a first mortgage loan, secured by Michigan residential property, with a simple interest rate higher than 8%?	<input type="radio"/> Yes	<input type="radio"/> No
14.	During 2004, did the licensee/registrant broker or make a first mortgage loan, secured by Michigan residential property, that was subject to section 226.32 of federal Regulation Z, commonly referred to as a high cost loan?	<input type="radio"/> Yes	<input type="radio"/> No
15.	During 2004, did the licensee/registrant broker or make a first mortgage loan, secured by Michigan residential property, that contained a pre-payment penalty?	<input type="radio"/> Yes	<input type="radio"/> No

If yes , did any pre-payment penalty exceed 1% of the amount prepaid during the first 3 years of the contract?	<input type="radio"/> Yes <input type="radio"/> No
16. During 2004, did the licensee/registrant offer credit insurance to its mortgage loan customers?	<input type="radio"/> Yes <input type="radio"/> No
17. During 2004, if the licensee/registrant brokered or made a first mortgage loan, secured by Michigan residential property, was more than 50% of that business sub-prime, meaning not eligible for sale to FNMA, GNMA, or FHLMC under prime underwriting guidelines?	<input type="radio"/> Yes <input type="radio"/> No
If the licensee/registrant previously submitted Part B, please check the box.	<input type="checkbox"/>
Submitting this form may take between 8 to 10 seconds. Please be patient	
<div>Submit</div> <div>Reset</div>	

COMPLETED
PART B
ONLINE ONLY

Michigan
Mortgage Brokers, Lenders, and Servicers Annual Report
for the Calendar Year Ended December 31, 2004
Form FIS-1077

Due Date: February 28, 2005

Processing Steps

The form FIS-1077 consists of two parts - Part A and Part B.		
Identify and separate the parts for completion. For each part, the instruction sequence listed below can be helpful:		
Part A		Part B
- Paper completion and submission		- Electronic completion and submission
1. Review and edit the licensee/registrant-specific information printed on Part A.		1. Complete the responses to the questions in draft fashion on the paper copy of Part B.
2. Complete the remainder of Part A, as appropriate.		2. Locate Part B on the OFIS Web site: www.michigan.gov/ofis
3. Ensure the response regarding the filing of Part B is complete.		3. Read the on-line instructions for the completion of Part B.
4. Date and sign the Certification.		4. Enter the information from the completed draft copy of Part B into the electronic form. NOTE: Each highlighted response must be completed before Part B can be submitted.
5. Edit the information in the completed Part A, as necessary.		5. Review and edit the information entered in the completed Part B.
6. Make a photocopy of the completed Part A for the licensee/registrant's file.		6. Print a copy of the completed Part B and retain it in the licensee/registrant's file.
7. Send the original of the completed Part A to OFIS, as indicated on the form.		7. Send the completed Part B by selecting the 'Submit' button at the bottom of the form.
Due Date for Part A and Part B: February 28, 2005		
Filings made after the due date will subject the licensee/registrant to penalties and/or fines for delinquent filing, as provided by sections 8(6) and 29 of the Mortgage Brokers, Lenders, and Servicers Licensing Act, as amended.		